

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE - N/S Holly Neck Road,
 477', 520' and 545' W of the * ZONING COMMISSIONER
 c/l of Goff Road (Lots 134x,
 (155 & the western portion of * OF BALTIMORE COUNTY
 Parcel 85 of Cedar Beach)
 * Cases Nos. 98-447-A, 98-449-A
 Mark Dickerson, et al 98-461-SPHA
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of combined Petitions for Special Hearing and Variance for the three adjoining properties identified above located in the Cedar Beach subdivision in Essex. The Petitions were filed on behalf of Mark Dickerson, individually and as survivor of his mother, Doris Dickerson, now deceased. These three cases were considered at a public hearing held on July 13, 1998 for consideration of relief sought for six properties now owned by Mr. Dickerson. For reasons that will be made apparent hereinafter, this Order is being issued for the three cases identified above, and a separate Order will be issued for the three remaining cases, namely, Cases Nos. 98-446-A, 98-448-A and 98-460-SPH.

Appearing at the requisite public hearing held in this matter were Mark Dickerson, property owner, Karen Diehl, a potential purchaser, and Buck Jones, Builder. Appearing in opposition to the Petitioners' request were Richard C. Schmidt and his wife, Cheryl D. Toles, who reside adjacent to Parcel 85, and Al and Marie Clasing, Carl Maynard and Leroy Sennett, all nearby residents of the community.

In Case No. 98-447-A, the Petitioner seeks relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet each and a rear yard setback of 25 feet in

ORDER RECEIVED FOR FILING

Date

By

lieu of the required 50 feet in an R.C.5 zone, and approval of Lot 155 as an undersized lot. Lot 155 contains approximately .53 acres in area, and is a waterfront lot with frontage on Sue Creek. Lot 155 does not immediately abut Holly Neck Road, but access thereto is by way of an easement. Presently, Lot 155 is unimproved.

The property under consideration in Case No. 98-449-A is known as Lot 134x of Cedar Beach. Lot 134x is located adjacent to Lot 155 and likewise, has frontage on Sue Creek with no direct frontage on Holly Neck Road. Lot 134x contains approximately .26 acres of land, and is also unimproved. The Petitioner seeks similar relief as in Case No. 98-447-A to permit side yard setbacks of 10 feet each, a rear yard setback of 35 feet in lieu of the required 50 feet, and approval of Lot 134x as an undersized lot.

In Case No. 98-461-SPHA, the Petitioner seeks relief for a portion of the property recorded as Parcel 85 of the Cedar Beach subdivision. This parcel has frontage on both Holly Neck Road and Sue Creek, and is also unimproved. Parcel 85 actually consists of two separate lots, containing a combined area of 1.647 acres. Parcel 85 is divided by a 25-foot wide fee-simple strip of land owned by Mr. Schmidt and Ms. Toles which provides access from the main body of the Schmidt/Toles' property to Holly Neck Road. The lot on the western side of the fee strip is unimproved and contains .934 acres in area. It abuts Lot 155. The Petitioner requests a special hearing to approve development of the western lot with a single family dwelling, and variance relief from Section 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 40 feet in lieu of the required 50 feet for one of the lots and approval of both lots as being undersized. The future of the eastern lot, which contains .713 acres in area, is the

subject of the Petition filed in Case No. 98-460-SPH. The merits of the proposed development of that portion of Parcel 85 will be addressed in a separate opinion.

As originally submitted, the Petitioner sought zoning relief to allow development on each of the lots (Lots 134x, 155 and the western portion of Parcel 85) with a single family dwelling. However, at the public hearing, Mr. Jones, the Builder retained by Mr. Dickerson, amended the Petitions. He indicated that following conversations with the Department of Environmental Protection and Resource Management (DEPRM), the Petitioner had decided to combine Lots 134x and 155, and construct one single family dwelling thereon. Thus, the requested relief was amended in that the combination of Lots 134x and 155 would result in a single lot, .79 acres in area. Additionally, the site of the proposed dwelling would also alter the requested variance from setback requirements. A 10-foot side yard setback would be needed towards the one side property line; however, a sufficient distance from the other side property line would exist. Additionally, a rear yard setback of 33 feet in lieu of the required 50 feet (instead of the 25 feet and 35 feet originally requested) would be necessary. A single family dwelling remains proposed for the western piece of Parcel 85.

Testimony was received from Mr. Dickerson and Mr. Jones regarding their plans as summarized above. Mr. Jones indicated that each of the properties identified above were individual lots of record which were duly recorded in the Cedar Beach subdivision plat many years ago. It was also indicated on behalf of the Petitioner that denial of the requested variances would result in a practical difficulty, in that the properties could not be used for a permitted purpose (i.e., residential development).

Cumulative testimony was also received from the Protestants. They voiced a number of concerns. Specifically, Mr. Maynard indicated that schools in the area are overcrowded and as such, additional development was not warranted. Concerns were also expressed regarding potential pollution caused by development, the overtaxing of the public utilities in this area (water and sewer) by the proposed additional residences, and a concern over the loss of open space. Mr. Schmidt and Ms. Toles also testified about a unique factor which affects their property. Specifically, as shown on the site plan and described above, the Schmidt/Toles' property features a 25-foot in-fee strip which divides Parcel 85 into two separate lots. This 25-foot strip was created, no doubt, to provide access to the main body of the Schmidt/Toles' property, which is located adjacent to the waterfront on Sue Creek. However, testimony was offered that a driveway, which was installed many years ago, is not actually located within the 25-foot strip area. Specifically, varying testimony was presented which indicated that the driveway could actually be located up to 50 feet west of the area of the fee-simple strip. Thus, Mr. Schmidt and Ms. Toles complained that construction of the proposed dwelling on the western lot of Parcel 85 may adversely impact their driveway. This concern not only raises a legitimate issue as to the variance, but may result in title questions. As I explained to the Petitioners at the hearing, the parties may need Court intervention to quiet questions of title and to determine whether there has been any adverse possession.

Section 1A04.3 of the B.C.Z.R. prescribes height and area regulations in the R.C.5 zone. Section 1A04.3.B.1 of the B.C.Z.R. provides that a lot having an area of less than 1 acre may not be created in an R.C.5 zone. Interestingly, as a result of the Petitioner's amendment, he is

SEVEN HUNDRED EIGHTY-ONE
DATE 8/1/88
BY [Signature]

violating this Section. That is, it can be argued that each of the parcels, i.e, Lot 134x, Lot 155, and Parcel 85, were created many years ago, and thus are not subject to that minimum area requirement which was enacted after the subdivision was platted and recorded. However, by proposing to combine Lots 134x and Lot 155, a single lot is now being created which is less than the 1 acre minimum required (.79 acres).

A review of Section 304 of the B.C.Z.R. is also appropriate. That Section recognizes the fact that there may be lots throughout the County which existed prior to the enactment of the zoning regulations and do not meet the area and/or width requirements of those regulations. In such a circumstance, Section 104 permits a single family detached or semi-detached dwelling to be constructed on an undersized lot, by right, if three conditions are met. First, the lot must be part of a duly recorded subdivision, or individually recorded by deed prior to March 30, 1955. Second, all other requirements of the height and area regulations must be satisfied. Third, the owner of the lot may not own sufficient adjoining land to conform to the width and area requirements contained elsewhere in the B.C.Z.R.

Clearly, Mr. Dickerson does not meet the requirements set forth in Section 304 of the B.C.Z.R. Although these lots are old enough and their recording predates 1955, he fails to meet the second and third tests. Specifically, he requires variance relief from side and rear yard setback requirements, and, more importantly, he owns all three lots which adjoin one another. Surely, Mr. Dickerson could combine all three lots to create one parcel greater than 1 acre in size, thereby satisfying the area requirements. Moreover, depending on the siting of the house, setback relief may not be necessary under such a scenario.

Relief is requested here, however, pursuant to Section 307 of the B.C.Z.R. That Section enables the zoning Commissioner to grant variance relief from height, area and setback regulations. The variance statute has been comprehensively addressed by the Courts of this State, the most recent case is Cromwell v. Ward, 307 Md. App. (1993). That case established that the Petitioner must show that the properties are unique in order for variance relief to be considered. Moreover, relief can be granted only if the Petitioner establishes that a practical difficulty would result if relief were denied, and if there would be no adverse impact upon surrounding properties. It is also well-settled that economic factors cannot play a part in the granting of variance relief. The mere fact that Mr. Dickerson will obtain a better economic return by building three houses as opposed to one is not a basis upon which a variance can be granted. Moreover, the practical difficulty cannot be self-imposed.

In this case, I am persuaded to deny the special hearing and variances requested. In my judgment, the intent of Sections 304 and 307 of the regulations is clear -- if the Petitioner is able to satisfy the area requirements and can avoid needing setback variances by combining the three lots, he should do so. To allow this Petitioner to develop the lots individually would be contrary to the spirit and intent of this regulation. I also find that it would cause an adverse impact on the surrounding locale. Thus, the Petitions for Special Hearing and Variance shall be denied. However, in denying these Petitions, I note that the Petitioner should be allowed to combine Lots 134x, 155, and the western portion of Parcel 85 for the purpose of constructing a single family dwelling thereon. Obviously, there are certain environmental impacts associated with these lots, owing to their waterfront nature. This includes the existence

of a flood plain, their location within the Chesapeake Bay Critical Areas, etc. Obviously, these issues need be studied and the Petitioner need obtain the approval of the Department of Environmental Protection and Resource Management and the Department of Public Works in order to determine the appropriate location for a single family dwelling on the combined lots. However, from a zoning perspective, it is appropriate that the Petitioner be permitted to combine the three tracts into one single lot. The resulting single lot would be large enough under the zoning regulations, and most probably the house could be located to avoid the necessity for any setback variance applications.

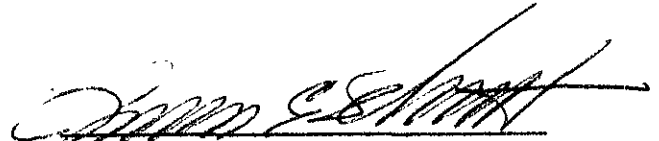
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested is denied.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August, 1998 that the Petition for Variance filed in Case No. 98-447-A seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet each and a rear yard setback of 25 feet in lieu of the required 50 feet in an R.C.5 zone, and approval of Lot 155 as an undersized lot, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 98-449-A seeking relief from Section 1A04.3.B.3 of the B.C.Z.R. to permit side yard setbacks of 10 feet each, and a rear yard setback of 35 feet in lieu of the required 50 feet, and approval of Lot 134x as an undersized lot, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitions for Special Hearing and Variance filed in Case No. 98-461-SPHA seeking relief for Parcel 85, which

consists of two separate lots divided by a 25-foot wide fee-simple strip owned by Mr. Schmidt and Ms. Toles, to permit development of each lot with a single family dwelling, and variance relief from Section 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 40 feet in lieu of the required 50 feet for one of the lots, and approval of both lots as being undersized, be and is hereby DENIED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

8/17/08
Date
By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 4, 1998

Mr. Mark Dickerson
2042 Popular Road
Baltimore, Maryland 21221

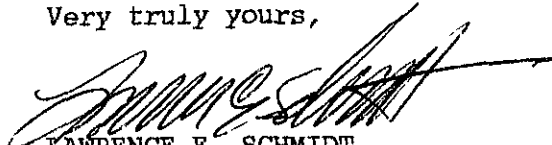
RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
N/S Holly Neck Road, 477', 520', and 545' W of the c/l of Goff Road
(Lots 134x, 155 & Parcel 85 of Cedar Beach)
Mark Dickerson, et al - Petitioners
Cases Nos. 98-447-A, 98-449-A and 98-461-SPHA

Dear Mr. Dickerson:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The combined Petitions for Special Hearing and Variance have been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221

Mr. & Mrs. Richard C. Schmidt, 2106 Holly Neck Road, Baltimore, 21221
Mr. & Mrs. Al Clasing, 2025 Holly Neck Road, Baltimore, Md. 21221
Mr. Carl Maynard, 1546 Denton Road, Baltimore, Md. 21221
Mr. Leroy Sennett, 1716 Beachwood Avenue, Baltimore, Md. 21221

People's Counsel; Case Files





Petition for Special Hearing

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at Holly Neck Road

which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve This particular piece of property has a 25' right-a-way down the middle of the property making two separate parcel's. In the deed it has two separate meets & bounds descriptions and has been separate parcel's for at least 36 years. This situation is particular to this property. Both properties are large enough to be able to build homes on them and still be with-in the R.C.5 zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessor

Legal Owner(s)

Type or Print Name

Mark Dickerson 410-574-5952 (h)
(Type or Print Name)

Signature

Mark Dickerson
Signature

Address

Doris Dickerson spouse deceased
(Type or Print Name) death certificate attached

City

State

Zipcode

Signature

Address

2042 Popular Road 410-574-9544 (h)
Address Phone No

Type or Print Name

Baltimore, Md 21221
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Buck Jones
Name

Address

Phone No

500 Vogts Lane 410-574-9337 (w)
Address Phone No

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

BR

DATE

5/27/98

ORDER RECEIVED FOR FILING

Date

By

Revised 9/3/95

98-461-SPHA

#461



Petition for Variance

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at

Holly Neck Road

which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1A04.3.B.3 to allow a

side yard setback of 40' in lieu of the required 50' and to approve an undersized lot as deemed necessary by the Zoning Commissioner,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) This particular piece of property has a 25' right-a-way down the middle of the property making two separate parcel's. In the deed it has two separate meets & bounds descriptions and has been separate parcel's for at least 36 years. This situation is particular to this property. Both properties are large enough to be able to build homes on them and still be with-in the R.C.5 zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Mark Dickerson

(Type or Print Name)

Signature

Doris Dickerson

(Type or Print Name)

Spouse deceased

death certificate attached

Signature

2042 Popular Road 410-574-5952 (H)

Address

Phone No

Baltimore Md 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Buck Jones

Name

500 Vogts Lane

Address

410-574-9337 (W)

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: BR DATE 5/27/98

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

By

98-461-SPHA

#461

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR Holly Neck Road (address)
Election District 15 Councilmanic District 7

Beginning at a point on the North side of Holly
(north, south, east or west)
Neck Road which is 30'
(street on which property fronts) (number of feet of right-of way width)
wide at a distance of 477' West of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Goff Road
(name of street)

which is 30' wide. *Being Lot # _____
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
Cedar Beach as recorded in Deed
(name of subdivision)

Liber # 7505, Folio # 750, containing
40411 / .934 acre
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber. _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

98-461-SPHA

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-481-SPHA
N/S Holly Neck Road, 477' W/
Goff Road
16th Election District
7th Councilmanic District
Legal Owner(s):
Mark Dickerson & Doris
Dickerson

Special Hearing: to approve this particular piece of property has a 25-foot right-of-way down the middle of the property making two separate parcels. Variance: to allow a side yard setback of 40 feet in lieu of the required 50 feet and approve an undersized lot and other variances as deemed necessary by the zoning commissioner.

Hearing: Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/4/97 June 25 0288876

TOWSON, MD., 6/25/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053758

DATE 5/27/98 ACCOUNT R001-6150

AMOUNT \$ 100.00

RECEIVED FROM: Buck Jones

FOR: 010 - Variance 4030 Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 461

PAID RECEIPT

PROCESS	ACTUAL	TIME
5/20/1998	5/27/1998	13:40:00
REC 0001	CASHIER CLIM CNL	DRAWER 1
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	051305	04.14
CR NO.	053758	

100.00 CHECK
Baltimore County, Maryland

98-461-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RF Case No 98-461-SPHA
 Permittee/Developer JONES/DICKERSON, ETAL
% BUCK JONES
 Date of Hearing Closing 7/13/98

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the development sign(s) required by law
 were posted conspicuously on the property located at N/S HOLLY NECK RD.
477' W. GOFF RD.

The sign(s) were posted on 6/25/98
 (Month, Day, Year)

Sincerely,

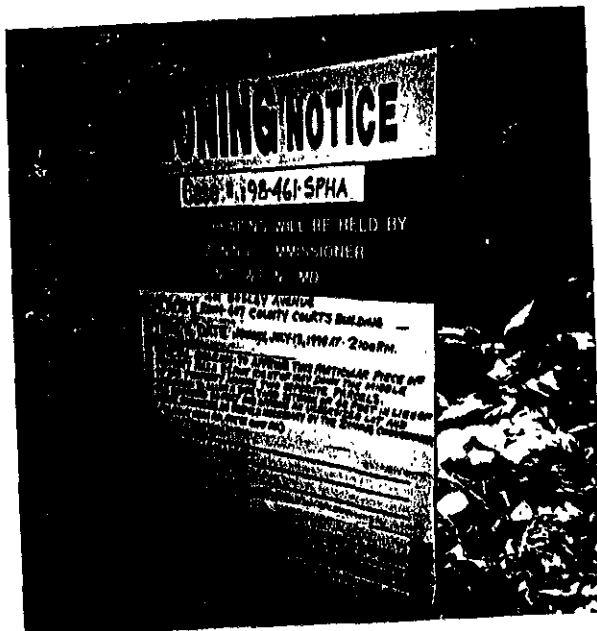
Patrick M. O'Keefe 6/28/98
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
 (Printed Name)

523 PENNY LANE
 (Address)

HUNT VALLEY, MD. 21030
 (City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
 (Telephone Number)



98-461-SPHA
JONES/DICKERSON

7/13/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 9, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-461-SPHA
N/S Holly Neck Road, 477' W Goff Road
15th Election District - 7th Councilmanic District
Legal Owner: Mark Dickeson & Doris Dickerson

Special Hearing to approve this particular piece of property has a 25-foot right-of-way down the middle of the property making two separate parcels. Variance to allow a side yard setback of 40 feet in lieu of the required 50 feet and approve an undersized lot and other variances as deemed necessary by the zoning commissioner.

HEARING: Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "S-9" written below it.

Arnold Jablon
Director

c: Mark Dickerson
Buck Jones

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 28, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 25, 1998 Issue - Jeffersonian

Please forward billing to:

Buck Jones 410-574-9337
500 Vogts Lane
Baltimore, MD 21220

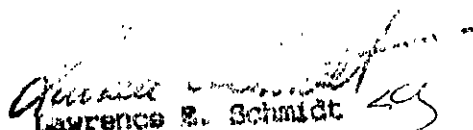
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-461-SPHA
N/S Holly Neck Road, 477' W Goff Road
15th Election District - 7th Councilmanic District
Legal Owner: Mark Dickeson & Doris Dickerson

Special Hearing to approve this particular piece of property has a 25-foot right-of-way down the middle of the property making two separate parcels. Variance to allow a side yard setback of 40 feet in lieu of the required 50 feet and approve an undersized lot and other variances as deemed necessary by the zoning commissioner.

HEARING: Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 461 Petitioner: BUCK JONES

Location: HOLLY NECK RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BUCK JONES

ADDRESS: 500 VOGTS LANE

BALT. MD 21221

PHONE NUMBER: 410-574-9337

98-461-SPHA

#461

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-461-SPH X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to separate two individually described
parcels of property recorded in the same deed. A
Variance to allow a side yard setback of 40' in lieu
of the required 50' setback. Also, to request approval of
an undersized lot to construct a single family dwelling.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Mr. Buck Jones
500 Vogts Lane
Baltimore, MD 21221

RE: Item No.: 461
Case No.: 98-461-A
Petitioner: Mark and Doris
Dickerson
Location: Holly Neck Road

Dear Mr. Jones:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 27, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-6-94
Item No. 441 732

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,
456, 460, (461), 462, 463, 464, 465, and John D.
Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: June 23, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Holly Neck Road and Popular Road

INFORMATION

Item Numbers: 446, 447, 448, 449, 460 and 461

Petitioner: Dickerson Property

Zoning: RC-5

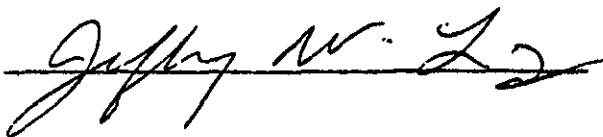
Summary of Recommendation:

Staff has reviewed the subject requests and recommends denial. This position is based on the the following:

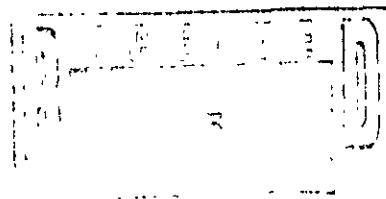
These lots could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow or encourage new development. This position is explicitly stated in the Baltimore County Master Plan, the 1997 Master Water and Sewer Plan, and the Lower Back River Neck Community Plan.

Section 304 of the Baltimore County Zoning Regulations states: "A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if ... the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

Division Chief:



AFK/JL



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 23, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 15, 1998
 Item No. 461

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this site is 11 feet.

RWB:HJO:jrb

cc: File

ZONE0615.461

Due Date: June 15, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/11*

SUBJECT: Zoning Item #461

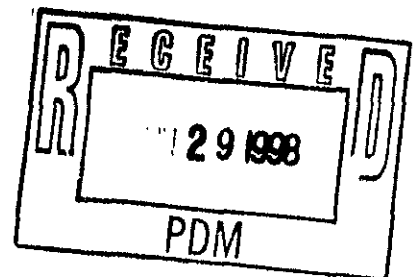
Dickerson, Holly Neck Road

Zoning Advisory Committee Meeting of June 8, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:TI:sp

C: Mark & Doris Dickerson

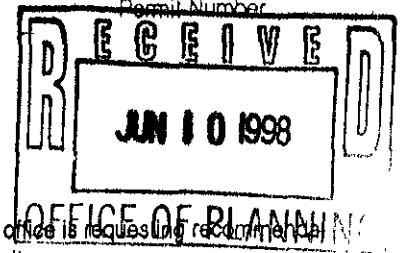


INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Case # 98-461-SPHX

B 1

Permit Number



TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address Holly Neck Road Election District 15 Council District 5 Square Feet 71,256
Lot Location: N E S W (side) corner of Holly Neck 297 feet from N E S W corner of Goff Road
(street) (street)

Land Owner Mark Dickerson Tax Account Number 15-08801620

Address 2042 Popular Road Telephone Number 410-574-9337
Baltimore, Md 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 304 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZACW

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Staff has reviewed the Undersize Lot application and recommends Denial. This project cannot meet the setback requirements of the Baltimore county Zoning Regulations. Staff is also recommending that the variance request be denied (see ZAC Item # 461).

Signed by: Ervin McDaniel
for the Director, Office of Planning & Zoning

Date: 6/16/98

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

701 ML

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES ____ NO ____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER LOT (TXTSOPH)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
Holly Neck Road, N/S Holly Neck Rd, 477' W of
Goff Rd, 15th Election District, 7th Councilmanic

Legal Owners: Mark & Doris Dickerson

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-461-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

HOLLY NECK IMPROVEMENT
ASSOCIATION, INC.
1910 MARSH RD.
BALTIMORE, MD. 21221

July 18, 1998

Baltimore County Zoning Commissioner
Towson, MD. 21204

Dear Mr. Commissioner,

When we sent our letter dated July 10, 1998 concerning zoning cases 98-447-A, 98-449-A, 98-460-SPH, and 98-461-SPHA we were unaware (due to the location of the zoning notice signs) that the petitioners had other cases to be heard that day, and cases which were heard on 6-24-98. We would now like to address each one of those cases. They are specifically: 98-448, 98-446, 98-434, 98-435, and 98-436.

Let it be known for the record that the Holly Neck Improvement Association, Inc. opposes the granting of the requests in each one of the afore mentioned cases. We do so for the same reasons stated in our July 10th letter, but additionally we would like to add the following:

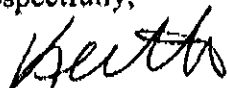
1) The zoning notice sign locations were placed in a position not visible to area residents. They were placed in a position which to the best of our knowledge is not even a public road but rather a trail which has been created over the years by one particular property owner.

2) When you combine all of the petitions, you realize that the petitioners are asking for a total of ten (10) new homes. This is a blatant violation of the Chesapeake Bay Critical Area's Act, the Baltimore County Master Plan, the Lower Back River Neck Community Action Plan, Baltimore County Zoning Regulations, and the current zoning of the land.

Those of us who have worked diligently over the past 15 years for the enactment of the above mentioned programs cannot passively sit by and watch our accomplishments be destroyed by a handful of speculators. Fifteen years ago we were fighting the same battles. At that time the high profit venture takers were trying to develop 600 acres at a time. Now they are doing it one lot at a time but the results will still be the same ie. uncontrolled development and the loss of a pristine wilderness.

Again we strongly urge you to deny these applications and we further urge you not to allow any more variances, special exceptions, or exemptions on the lower Back River Neck and Holly Neck peninsula's until we have received responses to our complaints from Baltimore County and have had an opportunity to evaluate them.

Respectfully,



Keith Roberts,
Holly Neck Improvement Assoc., Inc.

cc: BRNPCA
Pete Zimmermann
Vince Gardina

HOLLY NECK IMPROVEMENT
ASSOCIATION, INC.
1910 MARSH RD.
BALTIMORE, MD. 21221

July 10, 1998

Baltimore County Zoning Commissioner
Towson, Md. 21204

Dear Mr. Commissioner,

Please be advised that the Holly Neck Improvement Association, Inc. would like to be entered into the record as being opposed to the cases appearing before you, specifically 98-447-A, 98-449-A, 98-460-SPH, and 98-461-SPH.

We take this position for the following reasons:

- 1) The Cedar Beach sewer collection system was put in place to correct existing health problems and not to encourage new development. We are happy to see that the Planning Staff agrees with this statement and for the first time has said so in writing (refer to Staff's recommendation for denial).
- 2) The said properties are located within the Chesapeake Bay Critical Area's boundaries. This significant piece of legislation recognized that over development was one of the main sources of pollution of the Chesapeake Bay and recommended that development be limited in these critical areas.
- 3) The request for oversized lots are in total contradiction to the RC-5 zoning of the land.
- 4) The request would have a negative impact on the entire community, but in particular they would adversely affect the ability of Mr. Richard Schmidt to access his home.
- 5) There is no hardship involved by the property owner Mr. Dichter son due to the fact that he obtained ownership very recently upon the death of his mother, and it is not his intent to construct dwellings for himself or members of his family, but rather he intends to sell the properties.

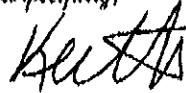
6) The requests for variances for side yard and rear set backs are not consistent with the surrounding community.

7) Finally, after much discussion with various County Agencies concerning in-fill development in the Cedar Beach community we have been informed that the county is studying the area and no permits are to be issued until the results of the study are finalized (refer to the enclosed letter to County Executive Ruppertsberger).

For these reasons, and others including that fact the People's Counsel has entered into this case we strongly recommend that you deny these applications and furthermore we ask that no more variances or special exceptions be permitted in the lower Bach River Neck and Holly Neck areas until some of the concerns addressed in this letter, in Holly Neck's letter dated Dec. 17, 1997 (copy enclosed), in the letter to County Executive Ruppertsberger dated July 1, 1998 (copy enclosed) and in the lower Bach River Neck Community Action Plan are resolved.

We thank you for your consideration on this matter. If you would like further information or wish to speak to us please call 410-780-1095. We would be more than happy to answer any questions.

Respectfully,



Keith Roberts

Holly Neck Improvement Association, Inc.

cc: Bach River Neck Peninsula Community Association, Inc.
People's Counsel
Councilman Vince Gardina
Richard Schmidt

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BUCK JONES

500 VOGTS LANE

BALT. MD. 21221

MARK DICKESSON

2402 Poplar Rd

Balt. Md. 21221

KAREN DIEHL

17 MISTY MEADOWS CT.

BALTIMORE MD 21221



ADDRESS

2106 HOLLY NECK RD
2106 HOLLY NECK RD
2025 HOLLY NECK RD
2025 HOLLY NECK RD
1546 DENTON RD 21221
1716 BEACHWOOD AVE. 21221

John J. Dickerson-Randall
 STATE REGISTRAR OF VITAL RECORDS

FOR
 STATE
 REGISTRAR

STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE
 CERTIFICATE OF DEATH

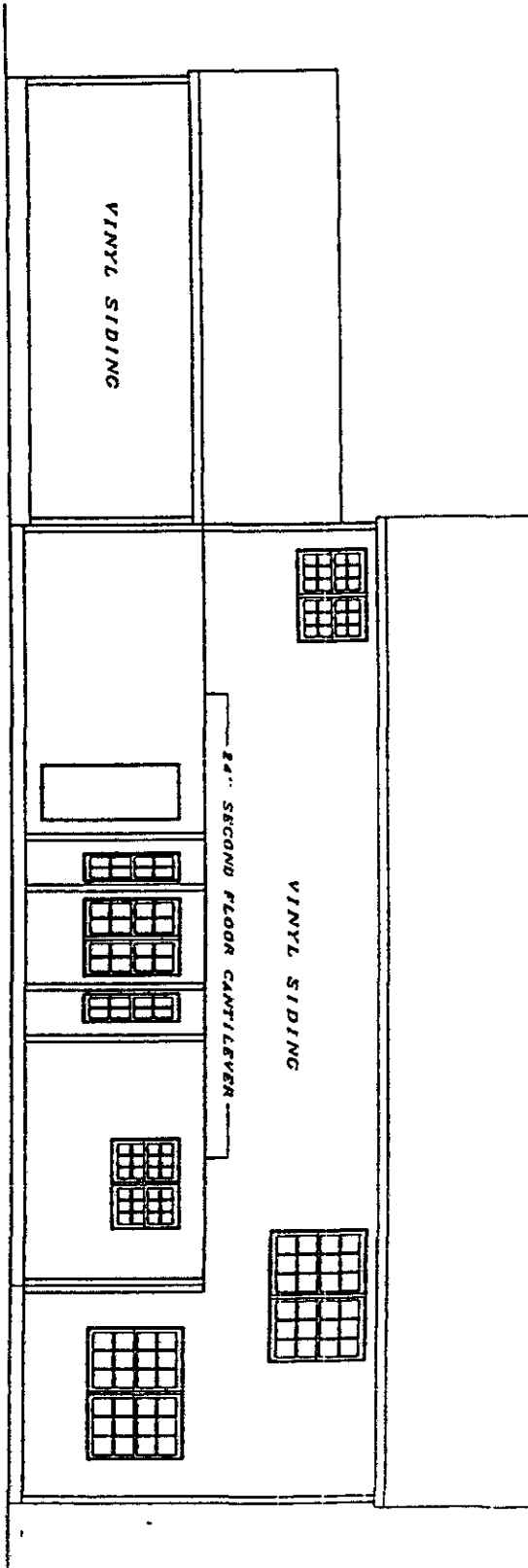
REG. NO.

TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

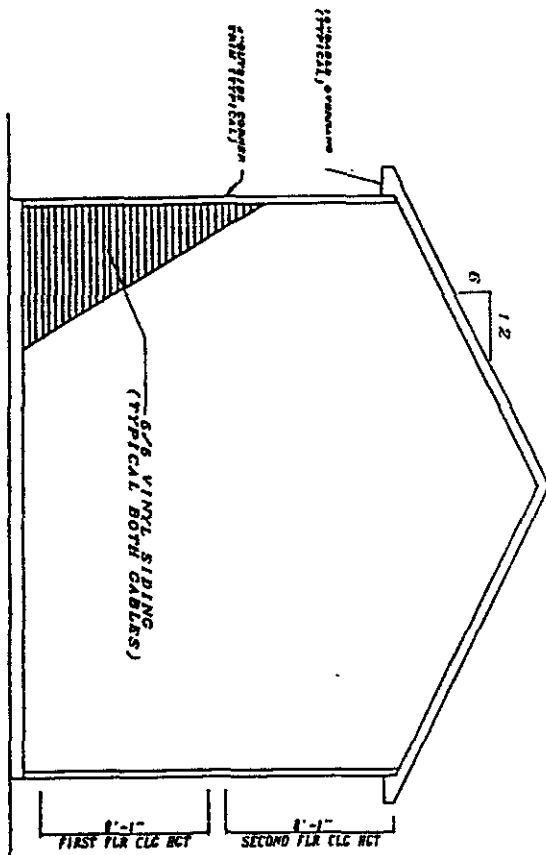
1. DECEDENT'S NAME (First, Middle, Last) Doris Ann Dickerson				2. DATE OF DEATH MONTH DAY YEAR January 1, 1995		3. TIME OF DEATH 11:00 A.	
4. SOCIAL SECURITY NUMBER 212-22-8398		5. SEX <input type="checkbox"/> M <input checked="" type="checkbox"/> F	6. AGE (In yrs. last birthday) 68 YRS.	7. DATE OF BIRTH (Month, Day, Year) July 21, 1926	8. BIRTHPLACE (State or Foreign Country) Maryland		
9a. FACILITY NAME (If not institution, give street and number) 1308 Chapel Hill Drive				9b. CITY, TOWN OR LOCATION OF DEATH Baltimore		9c. COUNTY OF DEATH Baltimore	
10a. STATE Maryland		10b. COUNTY Baltimore		10c. CITY, TOWN OR LOCATION Baltimore		10d. INSIDE CITY LIMITS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
10e. STREET AND NUMBER 1308 Chapel Hill Drive				10f. ZIP CODE 21237		10g. CITIZEN OF WHAT COUNTRY? U.S.A.	
11. MARITAL STATUS 1 <input type="checkbox"/> Never Married 2 <input type="checkbox"/> Married 3 <input checked="" type="checkbox"/> Widowed 4 <input type="checkbox"/> Divorced		12. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 <input type="checkbox"/> YES 2 <input checked="" type="checkbox"/> NO IF YES, GIVE WAR ON DATES		13. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No—If yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 <input type="checkbox"/> YES 2 <input checked="" type="checkbox"/> NO Specify:		14. RACE — American Indian, Black, White, etc. Specify: White	
15. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (9-12) 12 College (1-4 or 5+)		16a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired.) Realtor		16b. KIND OF BUSINESS/INDUSTRY Real Estate Company			
17. FATHER'S NAME (First, Middle, Last) Max Byczynski				18. MOTHER'S NAME (First, Middle, Maiden Surname) Anna Dombrowski			
19a. INFORMANT'S NAME (Type/Print) Mark W. Dickerson (son)				19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 1308 Chapel Hill Drive, Baltimore, MD 21237			
20a. METHOD OF DISPOSITION 1 <input checked="" type="checkbox"/> Burial 2 <input type="checkbox"/> Cremation 3 <input type="checkbox"/> Removal from State 4 <input type="checkbox"/> Donation 5 <input type="checkbox"/> Other (Specify)		20b. PLACE AND DATE OF DISPOSITION (Name of cemetery, crematory or other place) Gardens of Faith Cemetery 1/4		20c. LOCATION — City or Town, State Baltimore, Maryland			
21. SIGNATURE OF FUNERAL SERVICE LICENSEE <i>Eugene J. L...</i>				22. NAME AND ADDRESS OF FACILITY Schimunek Funeral Homes, Inc. 9705 Belair Rd., Baltimore, MD 21236			
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → ACUTE MYOCARDIAL INFARCTION Sequitally list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST b. ARTERIOSCLEROTIC HEART DISEASE c. d. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I CHRONIC OBSTRUCTIVE LUNG DISEASE							Approximate Interval Between Onset and Death
24a. WAS AN AUTOPSY PERFORMED? 1 <input type="checkbox"/> YES 2 <input checked="" type="checkbox"/> NO				24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 <input type="checkbox"/> YES 2 <input type="checkbox"/> NO			
DID TOBACCO USE CONTRIBUTE TO CAUSE OF DEATH YES <input type="checkbox"/> NO <input type="checkbox"/> UNCERTAIN <input type="checkbox"/>							
25. WAS CASE REFERRED TO MEDICAL EXAMINER? 1 <input type="checkbox"/> YES 2 <input checked="" type="checkbox"/> NO		26. PLACE OF DEATH (Check only one) HOSPITAL: 1 <input type="checkbox"/> Inpatient 2 <input type="checkbox"/> ER/Outpatient 3 <input type="checkbox"/> DCA OTHER: 4 <input type="checkbox"/> Nursing Home 5 <input checked="" type="checkbox"/> Residence 6 <input type="checkbox"/> Other (Specify)					
27. MANNER OF DEATH 1 <input checked="" type="checkbox"/> Natural 5 <input type="checkbox"/> Pending Investigation 2 <input type="checkbox"/> Accident 6 <input type="checkbox"/> Could not be determined 3 <input type="checkbox"/> Suicide 4 <input type="checkbox"/> Homicide		28a. DATE OF INJURY (Month, Day, Year)		28b. TIME OF INJURY M		28c. INJURY AT WORK? 1 <input type="checkbox"/> YES 2 <input type="checkbox"/> NO	
28d. PLACE OF INJURY — At home, farm, street, factory, office building, etc. (Specify)				28e. DESCRIBE HOW INJURY OCCURRED			
28f. LOCATION (Street and Number or Rural Route Number City or Town State)							
29a. CERTIFIER (Check only one) <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. <input type="checkbox"/> MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.							
29b. SIGNATURE AND TITLE OF CERTIFIER <i>Teodoro Paglinawan</i>				29c. LICENSE NUMBER DISP 22		29d. DATE SIGNED (Month, Day, Year) 1/5/95	
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type, Print) Dr. Teodoro Paglinawan, 8552 Philadelphia Road, Baltimore, MD 21237							
31. DATE FILED (Month, Day, Year) JAN 11 1995							

98.461-SPHA #461

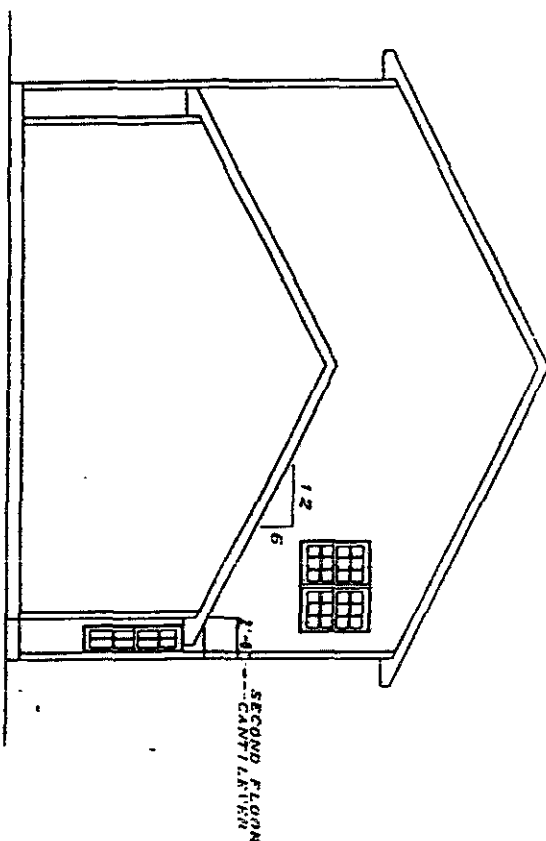


REAR ELEVATION

TITLE: LANCASTER REAR ELEVATION	
DATE:	SCALE: 3/16"=1'0"
REVISIONS:	DRAWN BY:
	APPROVED BY:
	DRAWING: L-03



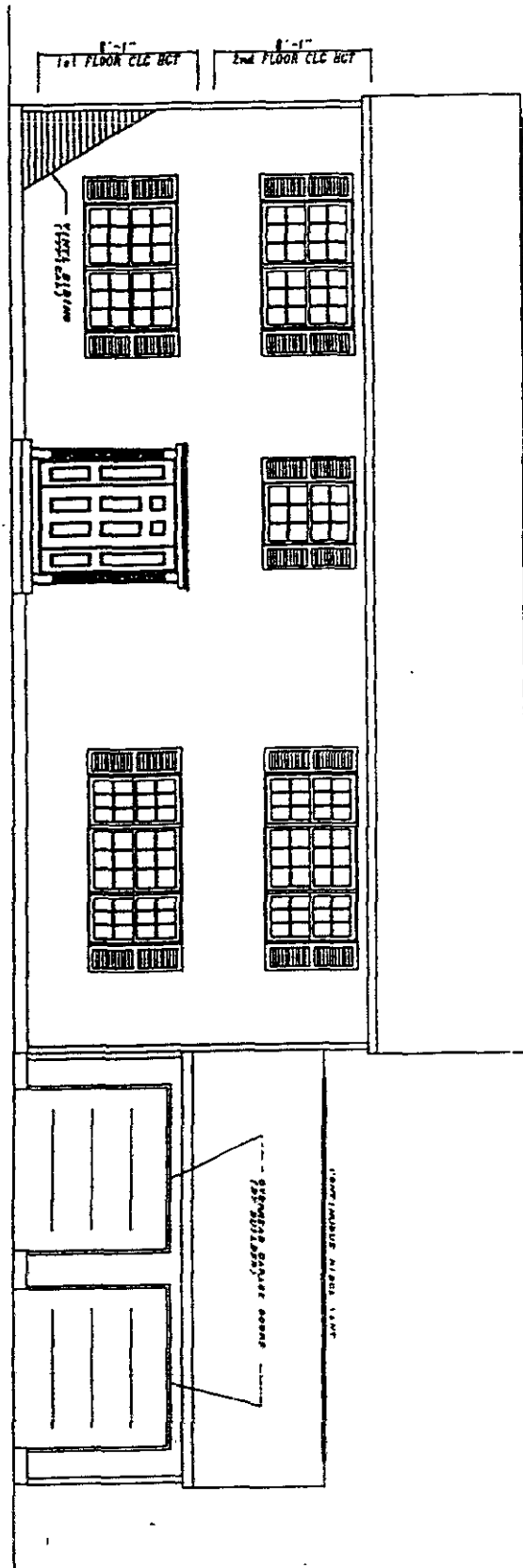
LEFT CABLE ELEVATION



RIGHT CABLE ELEVATION

TITLE:		LANCASTER L. & R. CABLE END ELEVATIONS	
DATE:	3/16	SCALE:	3/16"=1'-0"
REVISIONS:		DRAWN BY:	
		APPROVED BY:	
		DRAWING L-04	

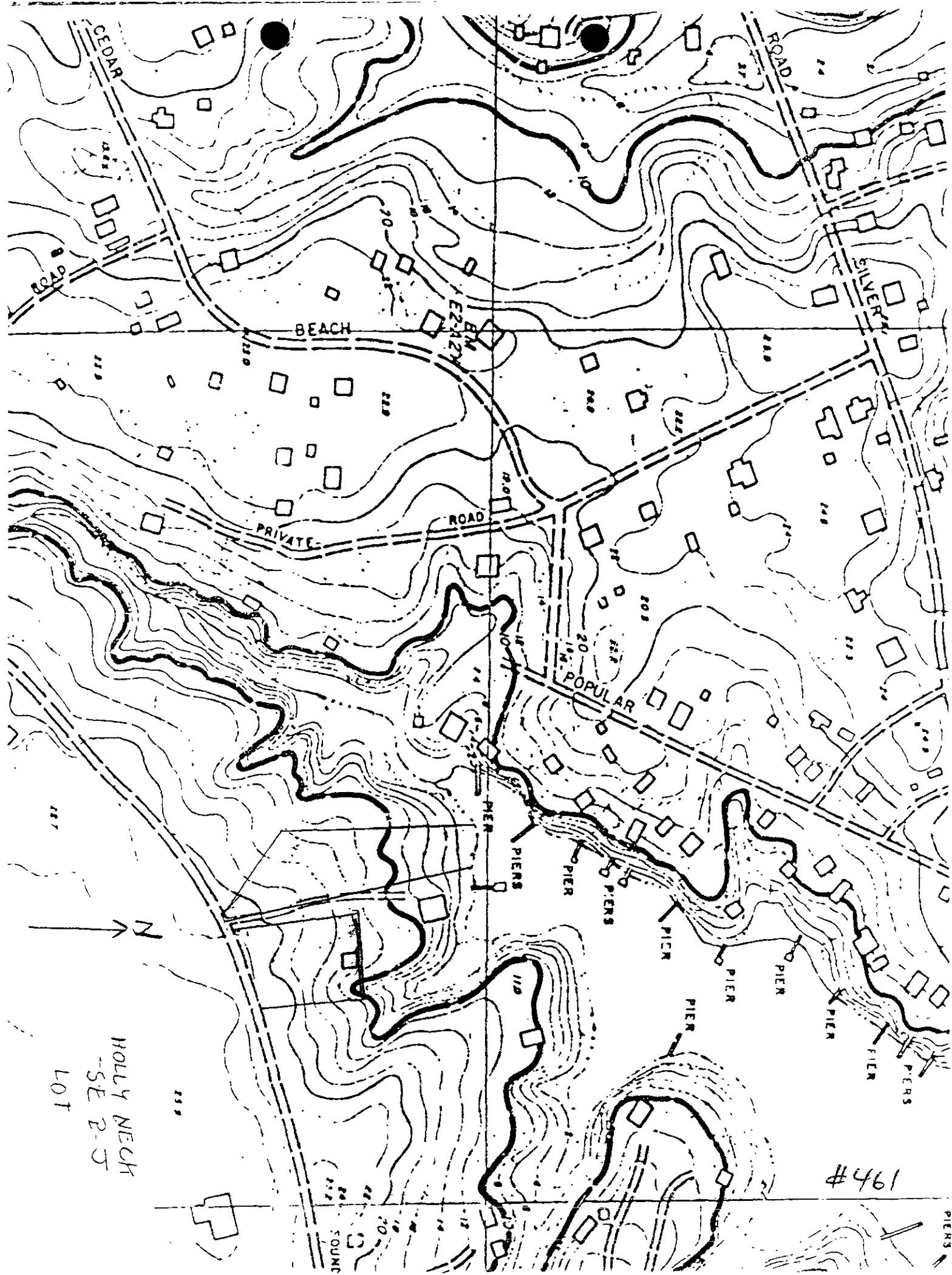
CONTINUOUS AIRSOL 1500



FRONT ELEVATION

2-666 SQ. FT. TWO STORY
4-BEDROOM 2-1/2 BATH

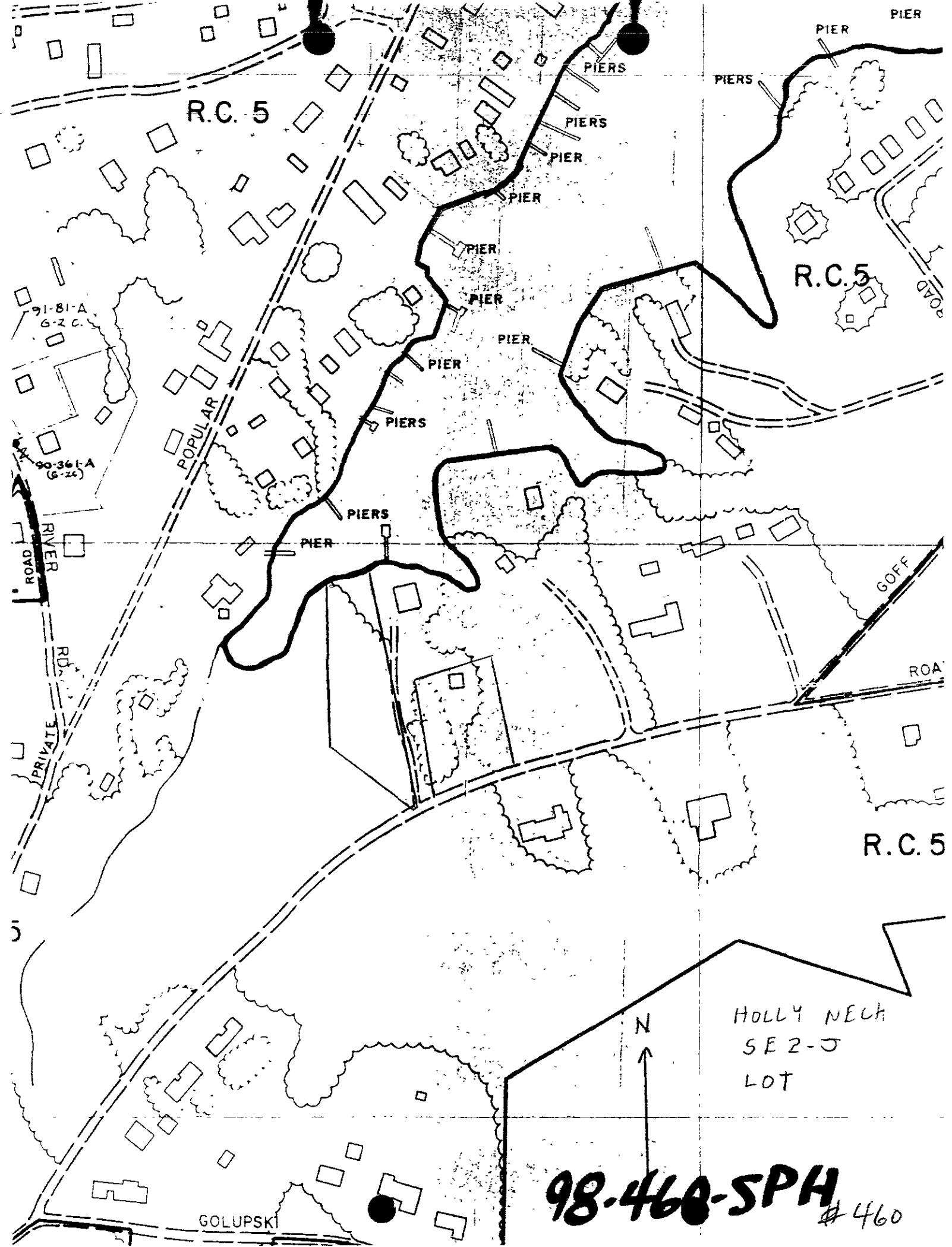
TITLE	
LANCASTER FRONT ELEVATION	
DATE	SCALE: 3/16" = 1'-0"
REVISIONS	DRAWN BY
	APPROVED BY
	DRAWING 1 L-02



#461

HOLLY NECH
-SE 2-5
LOT





R.C. 5

R.C. 5

R.C. 5

POPULAR

ROAD

PRIVATE

GOFF

ROAD

GOLUPSKI

N

HOLLY NECH
SE 2-J
LOT

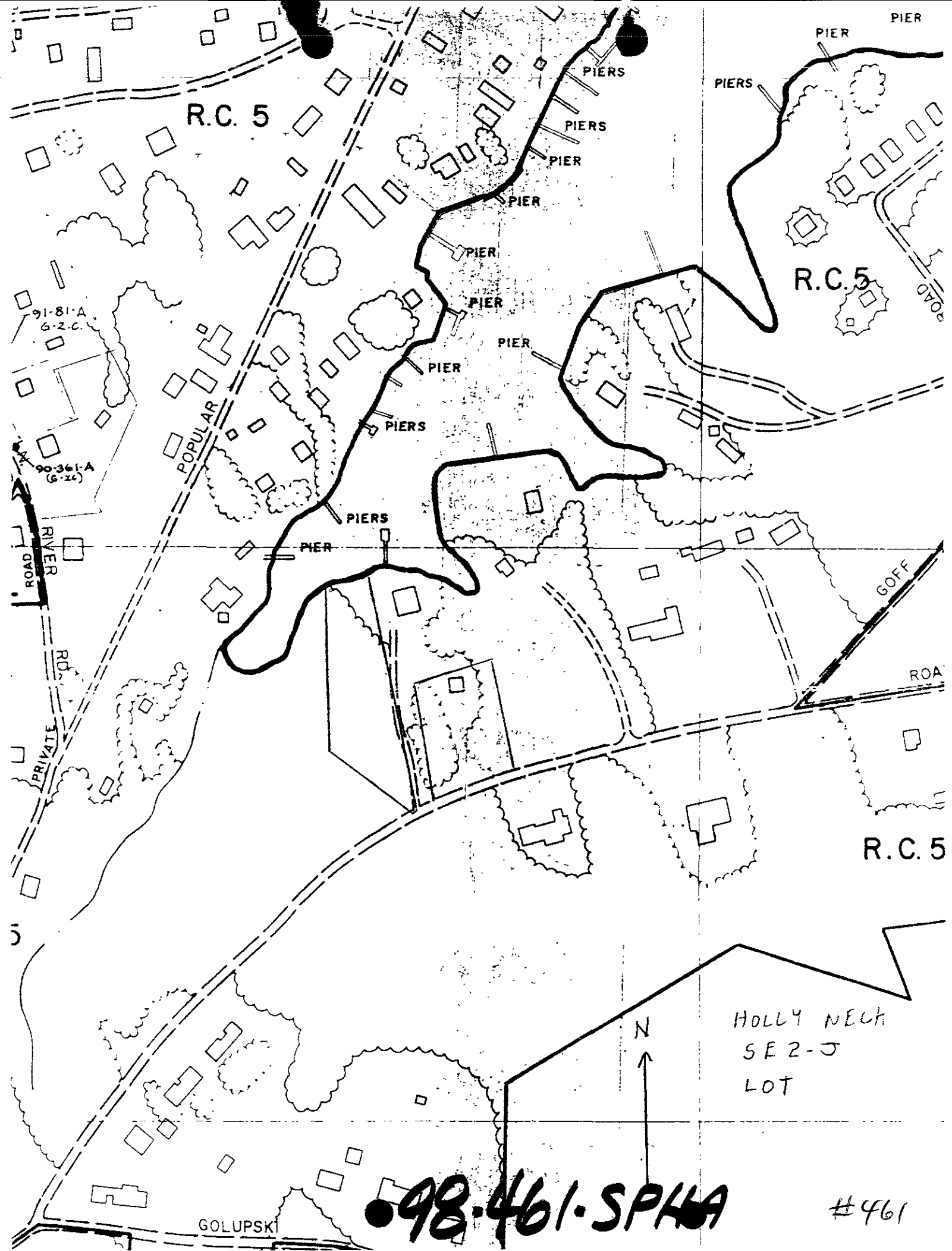
98-460-SPH

#460

91-81-A
6-2 C.

90-361-A
(6-24)

5



R.C. 5

PIER

PIERS

PIERS

PIERS

PIER

PIER

PIER

PIER

PIER

PIER

PIERS

PIERS

PIER

R.C. 5

GOFF

ROAD

R.C. 5

HOLLY NECH
SE 2-5
LOT

N

98-461-SPHA

#461

GOLUPSKI

91-81-A
G-2-C

90-361-A
(G-2C)

PRIVATE
ROAD

ROAD

PRIVATE
ROAD

1" = 50'

SIMPLEX
GRINDER PUMP
W/ 10' ACCESSWAY
INV. EL. 0.6

MARK W. &
DORIS A. DICKERSON
1508801620
7505 / 750

2106
FF 14.0
CE 6.0

EUGENE R. PENCE
151615170
4343.074

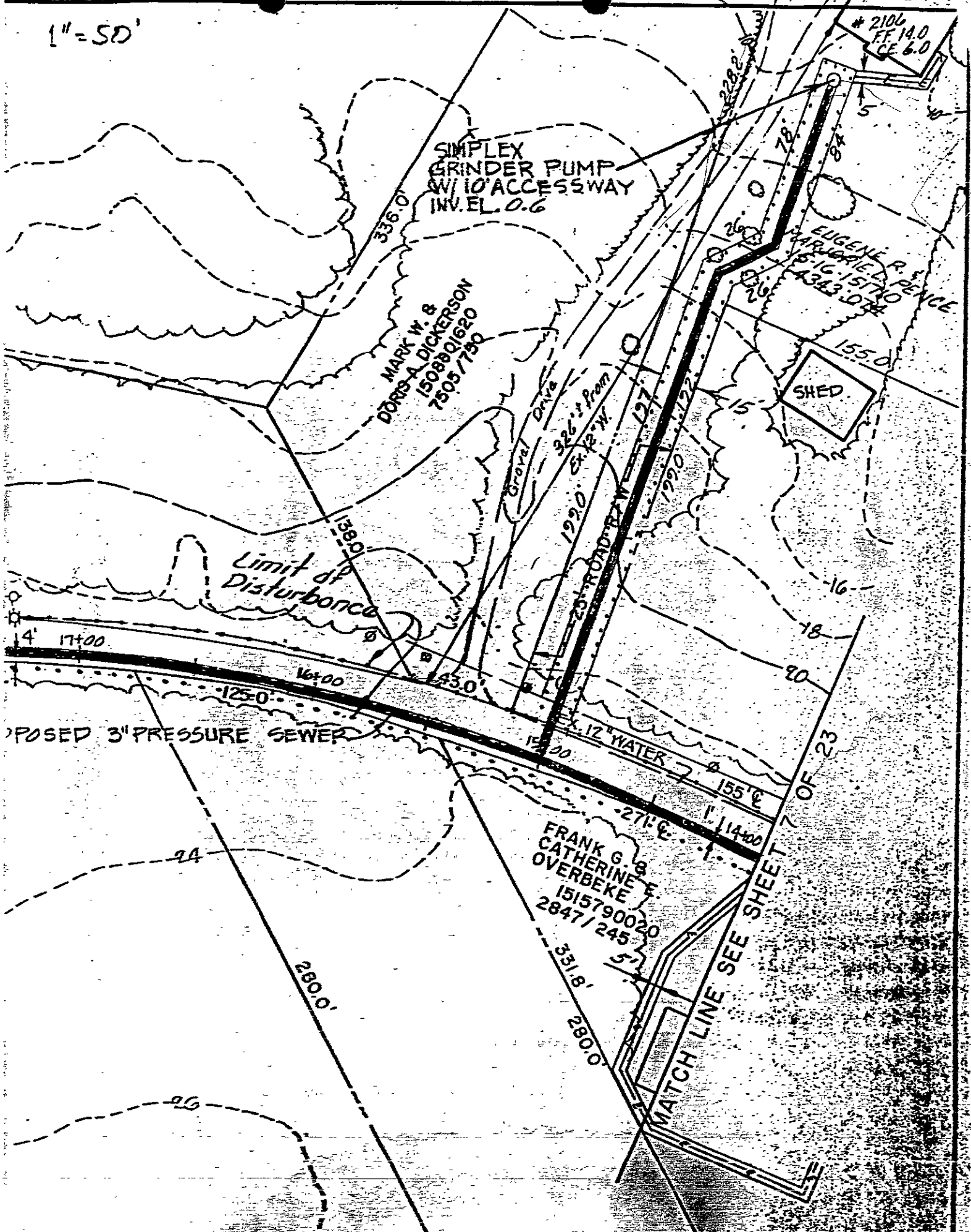
SHED

Limit of
Disturbance

PROPOSED 3" PRESSURE SEWER

FRANK G. &
CATHERINE E.
OVERBEKE
1515790020
2847 / 245

MATCH LINE SEE SHEET 7 OF 23

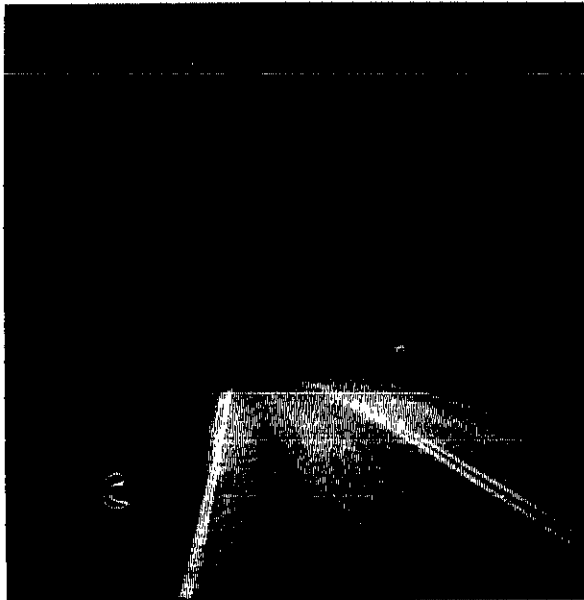




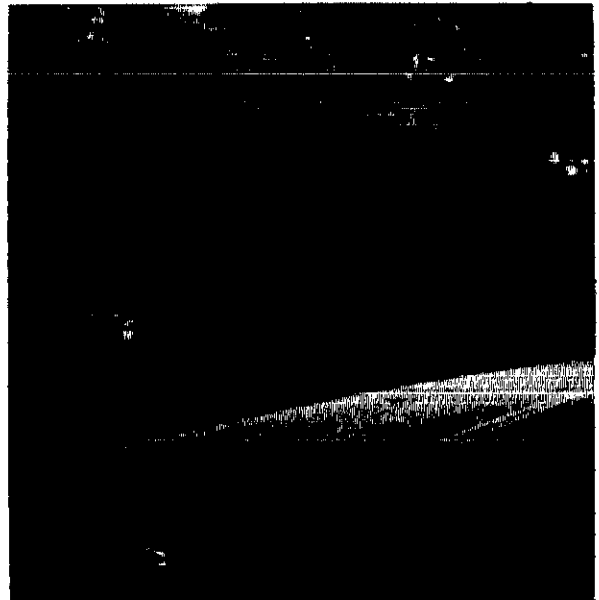
Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

Photocopy

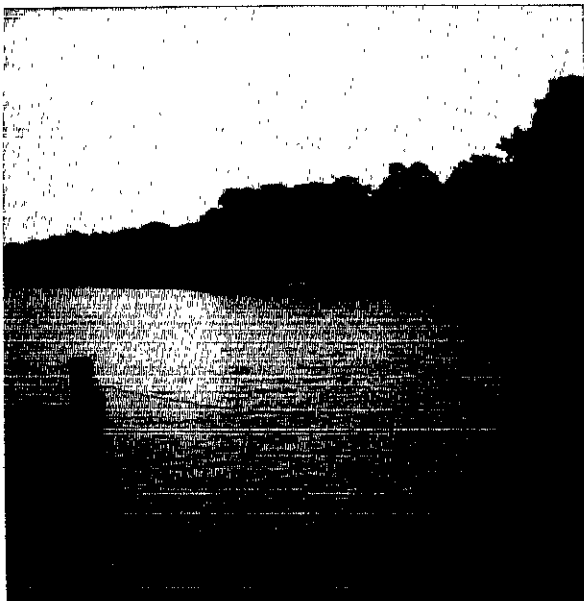
#98461 SPN X



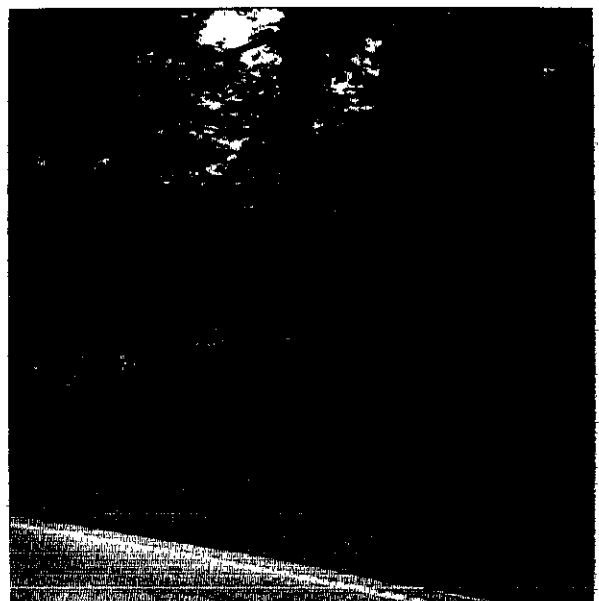
LOOKING WEST UP HOLLY NECK



LOOKING EAST DOWN HOLLY NECK
INTO LOT



LOOKING EAST UP SUE
CREEK FROM ACROSS RIVER



LOOKING NORTH INTO LOT
FROM HOLLY NECK